



## Holders Hill Road, London, NW7 1LU

£370,000 - Leasehold - Share of Freehold

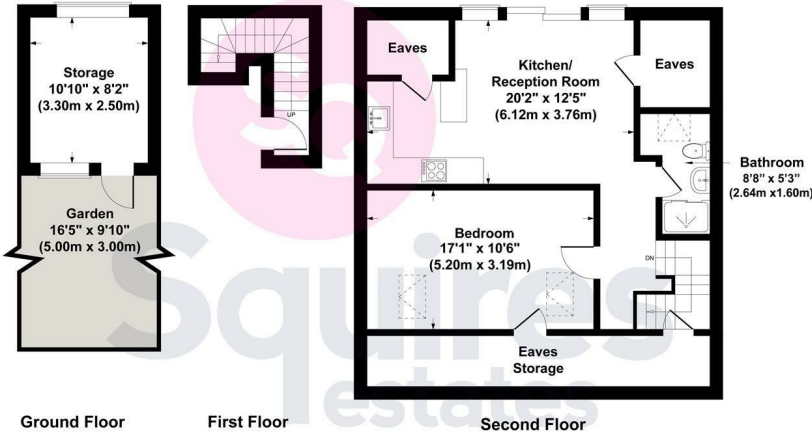
An extremely well presented 570 sq ft one bedroom flat situated on the top (second) floor of this substantial converted property. The apartment features a 17ft reception room with a Juliet balcony overlooking gardens and allotments. Further benefits include a 17ft bedroom, a modern open-plan kitchen and shower room, extensive storage, a gated off street parking space and a fantastic garden office with a small section of garden. The property is very well located for Mill Hill East Tube station, a Waitrose supermarket and a Virgin Active gym and would make an ideal first time purchase.

Share of Freehold with a lease of approx. 990 years  
Service Charge: Ad-Hoc

- Conversion
- 1 bedroom
- Gated parking space
- Garden office and section of garden
- Extensive storage
- Close to Tube and shops
- 570 sq ft
- Barnet council tax band C

# Floor Plan

**Holdes Hill Road, NW7 1LU**  
**Gross Internal Area**  
**Main House = 570 sq ft /53 sq metres**  
**Outbuilding = 97 sq ft /9 sq metres**  
**Total = 667 sq ft /62 sq metres**

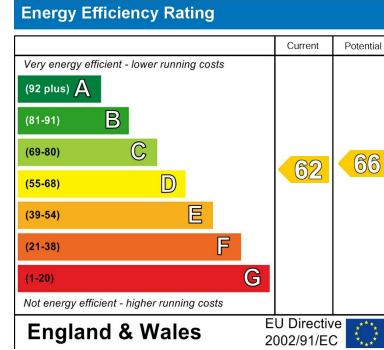


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Finchley Branch**  
 181a Squires Lane,  
 Finchley,  
 London N3 2QS  
 Tel 020 8343 2111

**Hendon Branch**  
 16 Central Circus Parade,  
 Queens Road, Hendon,  
 London NW4 3AS  
 Tel 020 8202 0808

**Mill Hill Branch**  
 7 Thornfield Parade,  
 Holdes Hill Road, Mill Hill,  
 London NW7 1LN  
 Tel 020 8349 3030

